### AN ORDINANCE TO ALLOW FOR A USE PERMIT TO EXCEED THE MAXIMUM DISTRICT HEIGHT, PROPERTY LOCATED AT 550 MOUNT PARAN ROAD

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on November 20, 2007 at 7:00 p.m. as follows:

SECTION 1. That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at 550 **Mount Paran Road**, consisting of a total of approximately 8.04 acres, be allowed a use permit under the R-2 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 137 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the use permit(s), as listed in the attached conditions of approval, be approved under the provisions of Section 19.2.3 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

**SECTION 6.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 20<sup>th</sup> day of November, 2007.

Approved:

Eva Galambos, Mayor

Attest:

Christina Rowland, CMC, City Clerk

(Seal)

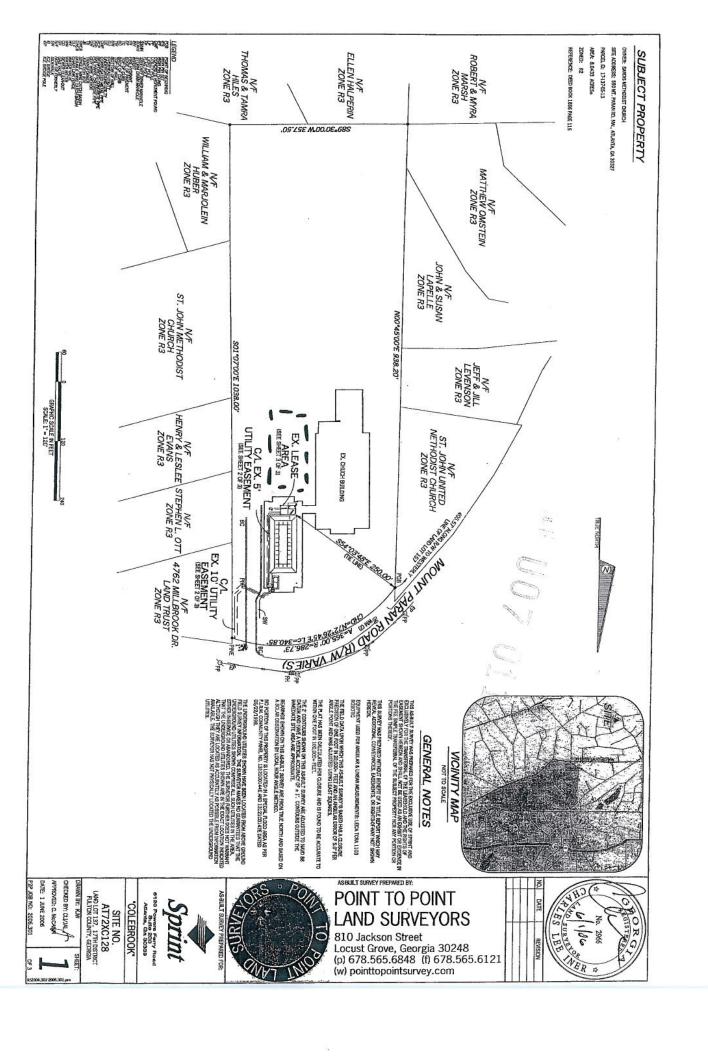


#### CONDITIONS OF APPROVAL

### U07-011 550 Mount Paran Road

The City of Sandy Springs Mayor and City Council approved the use permit petition for property owned by Sardis Methodist Church at 550 Mount Paran Road. Use Permit petition U07-011 to exceed the maximum district height of forty (40) feet to allow for the co-location of additional cellular antennas on the roof of the existing church building was approved by the Mayor and City Council at the November 20, 2007 hearing, subject to the following conditions:

- 1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. To a maximum height of sixty-five (65) feet for cellular antennas located on the rooftop of the existing church building (U07-011).
- 2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated August 7, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.



## SUBJECT PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYNG AND BEING IN LAND LOT 137, 17TH DISTRICT, FILTON COUNTY, GEORGIA AND BEING MORE PARTICLLARLY DESCRIBED AS FOLLOWS:

BEDINWING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOUNT PARAN ROAD HAWING A NAMABLE WOTH RIGHT-OF-WAY, SUD PROVIT BEING LOCATED 405-57 FEET, MORE OR LESS AS MEJSURED IN A NORTHEASTERLY CHECKTON ALONG SOLD SOUTHEASTERLY RIGHT-OF-WAY HOAD, FROM HE INTERSECTION OF SUD RIGHT-OF-WAY LINE WITH THE WEST LINE OF LAND LOTT 137; THENCE RIMWING ALONG SUD SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOUNT PARAN ROAD, 355,00 FEET, ALONG THE AROCT A CLINE TO THE RIGHT, HAWING A POULIS OF 256,75 FEET AND BENG SCREED BY A CHARD BEHAVIOL NORTH FOR THE ASSET TO A CHARD SOUTH OF SOUTH THENCE LEWING SOUTH OF SOUTH AND SOUTH OF SOUTH OF SOUTH OF SOUTH OF SOUTH SOU

SAID TRACT CONTAINS 8.0433 ACRES (350,365 SQUARE FEET), MORE OR LESS.

### EX. LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 137, 17TH DISTRICT, FILITON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO PIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH-EASTERLY RIGHT-DEWAY LINE OF MOUNT FRAW ROAD (HAWNG A WAGABLE WIDTH RIGHT-DEWAY), SUD POINT BEING LOCATED 565.57 PEET. MORE OF LESS AS BLASKJERD IN A NORTH-EASTERLY DEFECTION AND SECTION SEAD SOUTH-SETEN RIGHT-DEWAY LINE OF MOUNT FRAWA ROAD, FROM THE MITERSECTION OF SUD INSECTION WIDTH WITH THE WAST LINE OF SUD INSECTION OF SUD INSECTION OF MOUNT FRAWA ROAD AND BEGINNING ALONG A TIE LINE, SOUTH-95 TO SUTH SETEN A POINT FOR WOUNT FRAWA ROAD ON THE SETEN AND FEET TO A POINT AND THE TRUE POINT OF SECTION A POINT, THENCE, SOUTH-95 TO SUTH SETEN TO WAST, 30.00 FEET TO A POINT; THENCE, SOUTH-95 TO SUD WAST, 30.00 FEET TO A POINT; THENCE, SOUTH-95 TO SUD WAST, 30.00 FEET TO A POINT; THENCE, MORTH-POINT OF SEGNINING.

SAID TRACT CONTAINS 0.0124 ACRES (540 SQUARE FEET), MORE OR LESS.

## EX. 5' UTILITY EASEMENT

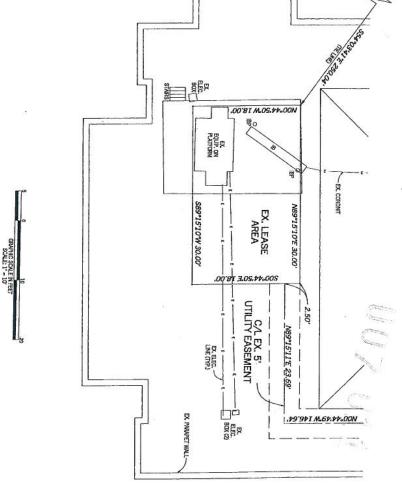
TOGETHER WITH AN EXISTING 5-FOOT WIDE UTILITY EASEMENT LYING AND BEING IN LAND LOT 137, 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING SCRIBED BY THE FOLLOWING CENTERLINE DATA:

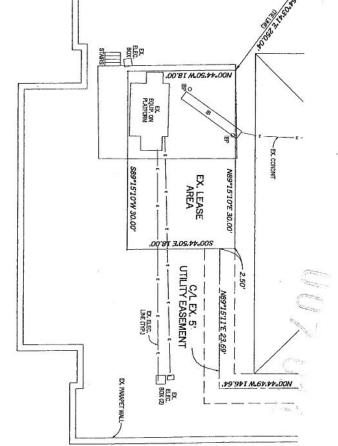
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# EX. 10' UTILITY EASEMENT

TOGETHER WITH AN EXSTING 10-FOOT WIDE UTILITY EASEMENT LYING AND BEING IN LAND LOT 137, 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING SCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO PAID THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOUNT PAGAN ROAD (PAWNIG A MANABLE WIDTH RIGHT-OF-WAY), SUD POINT BINGS LOCATED 465.57 FEET, MOSE OR LESS AS MESISRED BY A WARRIESTERLY DIRECTORY AND AS WAS SOUTHEASTERLY DIRECTORY AND THE MITTERSECTION OF MOUNT PAGAN POINT THE WEST LINE OF LAND LOT 137. THENCE LEWING SAD SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOUNT PAGAN POINT, THENCE, MORTH 897510.7 FEET TO A POINT, THENCE, MORTH 897510.7 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897511 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897510 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897510 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897510 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897510 WEST, 23.69 FEET TO A POINT, THENCE, MORTH 897510 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897510 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897510 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897500 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.16 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.16 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A POINT, THENCE, MORTH 897501 WEST, 23.60 FEET TO A PO







### POINT TO POINT AND SURVEYORS

810 Jackson Street Locust Grove, Georgia 30248 (p) 678.565.6848 (f) 678.565.6121 (w) pointtopointsurvey.com



P2P JOB NO: 2005.301 DATE: 1 JUNE 2006 APPROVED; C. McCANIN CHECKED BY: CLI/JAL

WAY : YE NAME

SITE NO.
AT72XC128
LAND LOT 137, 17TH DISTRICT
PLITON COUNTY, GEORGIA

S120 Powers Ferry Road Suite 200 Attente, Ga 80339 COLEBROOK.